



Planning and Protection Committee Action Report  
for the September 5<sup>th</sup>, 2017 meeting held in  
the Council Chambers following Physical Environment Committee

**PRESENT:** Mayor Antonakos, Deputy-Mayor Flynn, Councillor Black, Councillor Redmond, Councillor Fritz, Councillor Trimble, Duncan Rogers, Clerk, Phil Hogan, Treasurer, Stacey Blair, Deputy-Clerk, Paul Knowles, Chief Administrative Officer, Joanna Bowes, Manager of Development Services

- 1) **DECLARATION OF PECUNIARY/CONFLICT OF INTEREST AND GENERAL NATURE THEREOF – now or anytime during the meeting**
- 2) **REGISTRATION OF PUBLIC WISHING TO SPEAK**
- 3) **PLEASE TURN OFF ALL CELL PHONES AND PAGERS**
- 4) **COMMUNICATION 128352 IS A CLOSED MEETING**
- 5) **IF THERE IS AN ADDENDUM, IN ACCORDANCE WITH SECTION 15.2.4 (OF STRIKING REPORT) DOES THE COMMITTEE WISH TO APPROVE THIS ADDENDUM?**

The following items are for information only and will not be discussed unless the Committee chooses to do so. The Chair will entertain a motion to receive and file for those items not pulled out for discussion.

**COMMUNICATION 128347**

Received from	Joanna Bowes, Manager of Development Services
Addressed to	Planning and Protection Committee
Date	September 1 <sup>st</sup> , 2017
Topic	Development Services- Planning Activity Report

**SUMMARY**

Attached is the monthly activity review for August regarding planning matters received within the department. The report represents only those matters that were accompanied by a submitted application or pre-consultations with Planning Staff.

**COMMENT**

For Council's Information

**STAFF RECOMMENDATION**

Receive and Record

**COMMITTEE DECISION**

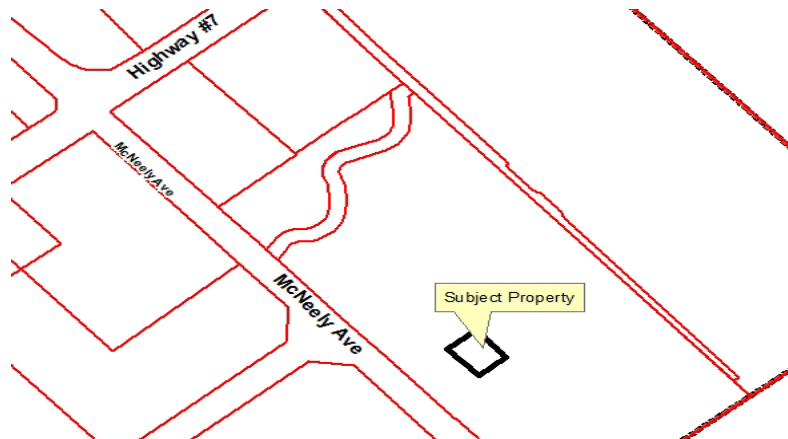
Receive and Record

## COMMUNICATION 128348

Received from Joanna Bowes, Manager of Development Services  
Addressed to Planning and Protection Committee  
Date August 28<sup>th</sup>, 2017  
Topic Part Lot Control for 1-7 Ridell Street

### SUMMARY

An application for lifting of Part Lot Control has been made by 1470424 Ontario Inc. (Cardel Homes). The request is proposed in order to legally separate the property at Plan 27R-10955, Block 107, Registered Plan 27M-77, municipally known as 1-7 Ridell Street in Miller's Crossing Subdivision. This townhouse unit was constructed under building permits 17-022, 17-023, 17-025 and 17-026. In order to create individual lots, part lot control is required to be lifted. A total of 4 units will be created through this process. The lifting of part lot control will be done on a registered plan of subdivision. The required reference plans have been submitted.



### COMMENT

The lands are designated as Residential under the Town of Carleton Place Official Plan and Development Permit By-law. The proposal is consistent with the Provincial Policy Statement and meets the intent of the Official Plan and Development Permit.

### STAFF RECOMMENDATION

That a by-law regarding this application for lifting of part lot control at 1-7 Ridell Street be forwarded to Council for approval and that the required documents be forwarded to the County of Lanark for approval.

### COMMITTEE DECISION

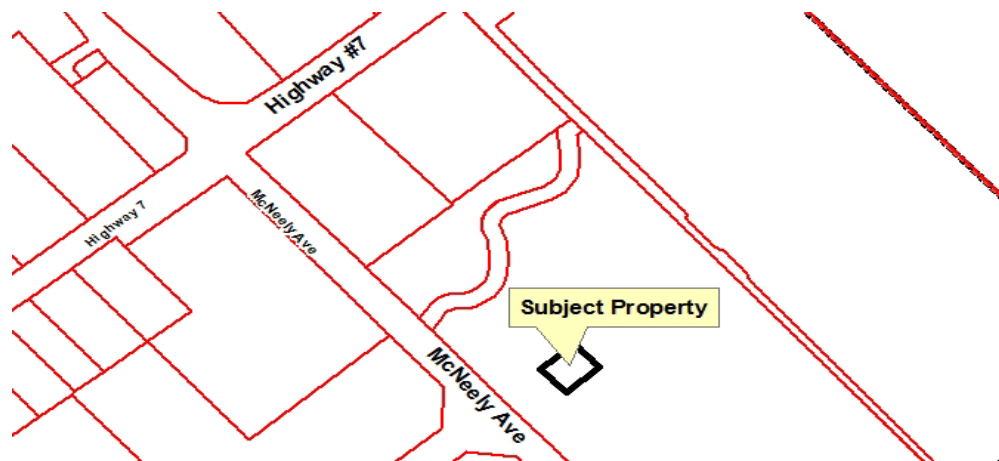
That a by-law regarding this application for lifting of part lot control at 1-7 Ridell Street be forwarded to Council for approval and that the required documents be forwarded to the County of Lanark for approval.

## COMMUNICATION 128349

Received from Joanna Bowes, Manager of Development Services  
Addressed to Planning and Protection Committee  
Date August 28<sup>th</sup>, 2017  
Topic Part Lot Control for 60-68 Ridell Street

### SUMMARY

An application for lifting of Part Lot Control has been made by 1470424 Ontario Inc. (Cardel Homes). The request is proposed in order to legally separate the property at Plan 27R-10956, Block 112, Registered Plan 27M-77, municipally known as 60-68 Ridell Street in Miller's Crossing Subdivision. This townhouse unit was constructed under building permits 17-029, 17-030, 17-031, 17-032 and 17-033. In order to create individual lots, part lot control is required to be lifted. A total of 5 units will be created through this process. The lifting of part lot control will be done on a registered plan of subdivision. The required reference plans have been submitted.



### COMMENT

The lands are designated as Residential under the Town of Carleton Place Official Plan and Development Permit By-law. The proposal is consistent with the Provincial Policy Statement and meets the intent of the Official Plan and Development Permit.

### STAFF RECOMMENDATION

That a by-law regarding this application for lifting of part lot control at 60-68 Ridell Street be forwarded to Council for approval and that the required documents be forwarded to the County of Lanark for approval.

### COMMITTEE DECISION

That a by-law regarding this application for lifting of part lot control at 60-68 Ridell Street be forwarded to Council for approval and that the required documents be forwarded to the County of Lanark for approval.

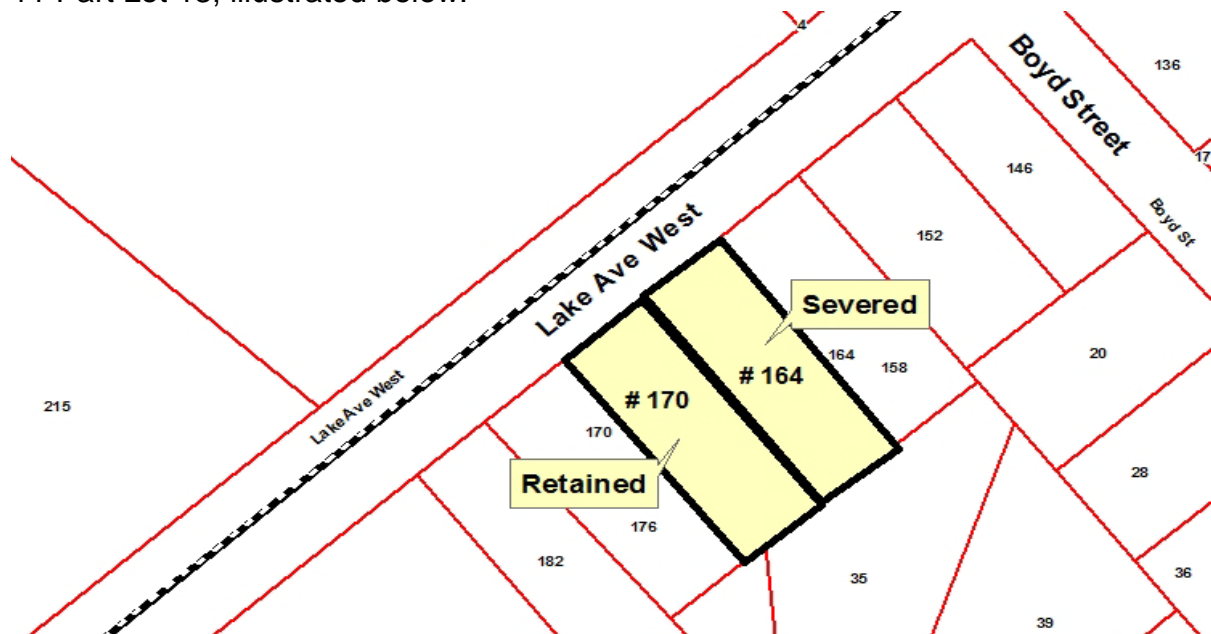
**TO BE DISCUSSED**

**COMMUNICATION 128350**

Received from Joanna Bowes, Manager of Development Services  
Addressed to Planning and Protection Committee  
Date August 30<sup>th</sup>, 2017  
Topic 164 & 170 Lake Avenue West Severance (B17/089)

**SUMMARY**

A consent application has been received in relation to the property known municipally as 164 and 170 Lake Avenue West. The subject lands are legally described as Concession 11 Part Lot 13, illustrated below.



This land was previously two lots each with an existing single detached residential dwelling. Through circumstance, the applicant purchased the property at 164 Lake Avenue West, being adjacent to the lands they owned at 170 Lake Avenue West. Due to the current functioning of the land registry system, the properties automatically merged on title due to the fact that they were registered under the same ownership. As such, the lands at 164 and 170 Lake Avenue West are now considered one property.

The owner has now made application to re-sever the properties at 164 and 170 Lake Avenue West through this application. The application is to sever at 766.26 square metre residential lot with the existing dwelling at 164 Lake Avenue West and retain a 766.26 square metre residential lot with the existing dwelling at 170 Lake Avenue West. The purpose of this severance is to re-create two residential properties for the current owner for future separate ownership.

This application conforms to the Provincial Policy Statement and is consistent with the Sustainable Communities Official Plan and the Town of Carleton Place Official Plan.

## **128350 Continued**

The Official Plan designation for this property is Residential (R). This designation allows for a mix of housing types which complements the existing small town character. The Development Permit By-law also designates the property as Residential (R). This severance will allow for the creation of two lots under separate ownership. Both the retained and the severed lots will meet the minimum frontage required under the Development Permit By-law.

### **COMMENT**

The proposal, if approved, will allow for the two existing single family dwellings to be divided into separate ownership. The lots are appropriately designated in both the Official Plan and in the Development Permit By-law. As with any severance application, staff compiles a list of conditions that the application must meet before final approval and creation of a new deed.

It should be noted that once the County of Lanark Land Division Committee makes a decision, the applicant must clear all conditions within one year from the date of that decision. The proposed conditions for the application are:

1. The balance of outstanding taxes, including penalties and interest, (and any local improvement charges if applicable) shall be paid to the Town of Carleton Place.
2. The applicant shall provide the Town of Carleton Place with a digital copy of the reference plan (in NAD83 datum).
3. That a deposited reference plan be submitted to the Town of Carleton Place.
4. That the applicant shall provide the Town of Carleton Place with a Building Location Survey demonstrating that the lands severed and the lands retained are in compliance with all Development Permit provisions. The Building Location Survey shall also include confirmation for both the severed and retained parcels that there is:
  - Adequate frontage along the maintained road
  - Adequate access along the maintained road
  - Compliance with the Ontario Building Code
5. A payment to the Town of Carleton Place for cash-in-lieu of parkland in the amount of \$640.00.
6. A Class I Development Permit will be required to recognize the side yard setback of the accessory structure at 164 Lake Avenue West.

### **STAFF RECOMMENDATION**

That staff forward the above conditions to the County of Lanark for consideration.

### **COMMITTEE DECISION**

That staff forward the above conditions to the County of Lanark for consideration.

## **COMMUNICATION 128351**

Received from Greeter Peterborough Chamber of Commerce  
Addressed to Town of Carleton Place  
Date July 21<sup>st</sup>, 2017  
Topic Update on VIA Rail's High Frequency Train Project

### **SUMMARY**

Group is seeking support for VIA Rail's High Frequency Train Project which spans the busiest corridor in Canada from Windsor to Quebec, and has a specified route from Toronto through Peterborough to Ottawa with continued service to Montreal and Quebec City.

### **STAFF RECOMMENDATION**

WHEREAS VIA Rail has submitted a High-Frequency Train proposal to the Government of Canada for the Windsor-Québec Corridor, the busiest in Canada;

WHEREAS within the VIA Rail High-Frequency Train proposal the route from Toronto through Peterborough to Ottawa with continuation of service to Montreal and Quebec City is identified;

WHEREAS this project aims to improve the quality, frequency and reliability of passenger rail services and will have a direct effect on the viability of VIA Rail by attracting more customers while stimulating economic growth;

WHEREAS this project will create economic benefits in communities along the line, including connecting passengers with: city centres, intercity transit, smaller communities;

WHEREAS the VIA Rail project allows more options for connections with other modes of transportation such as light rail and local railways, and local airports;

WHEREAS this project requires a significant financial contribution from the Government of Canada but also from private sector investments;

WHEREAS this project allows an increase in rail passenger services, which will lead to a significant reduction in greenhouse gas emissions from the transportation sector, thereby effectively supporting the Government of Canada's environmental objectives and directions following the signing of the Paris Protocol;

WHEREAS the VIA Rail Project is consistent with the Government of Canada's priorities for public transit infrastructure;

**128351 Continued**

BE IT RESOLVED THAT the Town of Carleton Place:

1. Support VIA Rail's High-Frequency Train project;
2. Call upon the Government of Canada to provide financial support for Via Rail's High-Frequency Train project;
3. Request the Government of Ontario to include VIA Rail's proposed High-Frequency Train project in the list of priority infrastructure projects for Ontario;
4. Call on the governments of Canada and Ontario to ensure that the High-Frequency Train projects of Via Rail are carried out in a way that enables the user to have direct and fast access to railway stations and hubs in communities through Eastern Ontario.

**COMMITTEE DECISION**

WHEREAS VIA Rail has submitted a High-Frequency Train proposal to the Government of Canada for the Windsor-Québec Corridor, the busiest in Canada;

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BE IT RESOLVED THAT the Town of Carleton Place:

1. Support VIA Rail's High-Frequency Train project;
2. Call upon the Government of Canada to provide financial support for Via Rail's High-Frequency Train project;

**128351 Continued**

3. Request the Government of Ontario to include VIA Rail's proposed High-Frequency Train project in the list of priority infrastructure projects for Ontario;
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**COMMUNICATION 128352**

Received from	Paul Knowles, Chief Administrative Officer
Addressed to	Policy Review Committee
Date	August 30 <sup>th</sup> , 2017
Topic	Closed Meetings

**SUMMARY**

As authorized by the Municipal Act, Council should review selected items in closed session.

**STAFF RECOMMENDATION**

THAT in accordance with Section 239 of the Municipal Act, S.O. 2001, that the meeting be closed to the public with the following agenda.

**AGENDA**

27-06-17-2 litigation of potential litigation, including matters before administrative tribunals, affecting the municipality or local board – General Nature – MacArthur Island

**COMMITTEE DECISION**

THAT in accordance with Section 239 of the Municipal Act, S.O. 2001, that the meeting be closed to the public with the following agenda.

**AGENDA**

27-06-17-2 litigation of potential litigation, including matters before administrative tribunals, affecting the municipality or local board – General Nature – MacArthur Island

05-09-17-1 litigation of potential litigation, including matters before administrative tribunals, affecting the municipality or local board – General Nature – Thruway's Severance



**128352 Continued**

**REPORT TO COUNCIL**

27-06-17-2 Receive and Record

05-09-17-1 Receive and Record



Planning and Protection Committee Agenda  
for the September 5<sup>th</sup>, 2017 to be held in  
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Date	September 1 <sup>st</sup> , 2017
Topic	Development Services- Planning Activity Report

#### **SUMMARY**

Attached is the monthly activity review for August regarding planning matters received within the department. The report represents only those matters that were accompanied by a submitted application or pre-consultations with Planning Staff.

#### **COMMENT**

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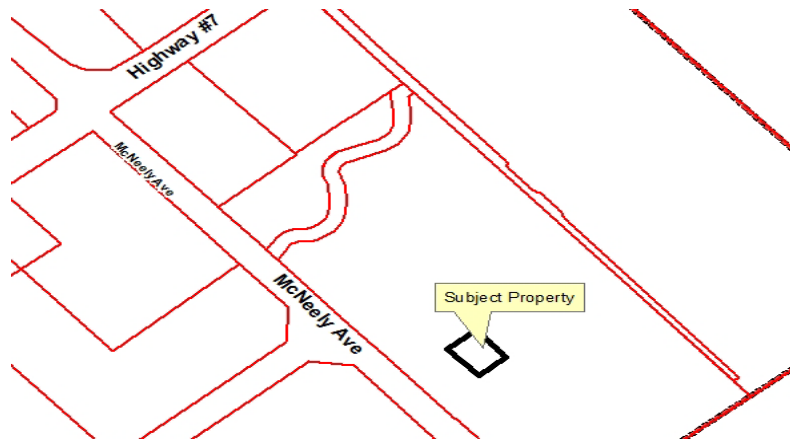
#### **COMMITTEE DECISION**

## COMMUNICATION 128348

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### SUMMARY

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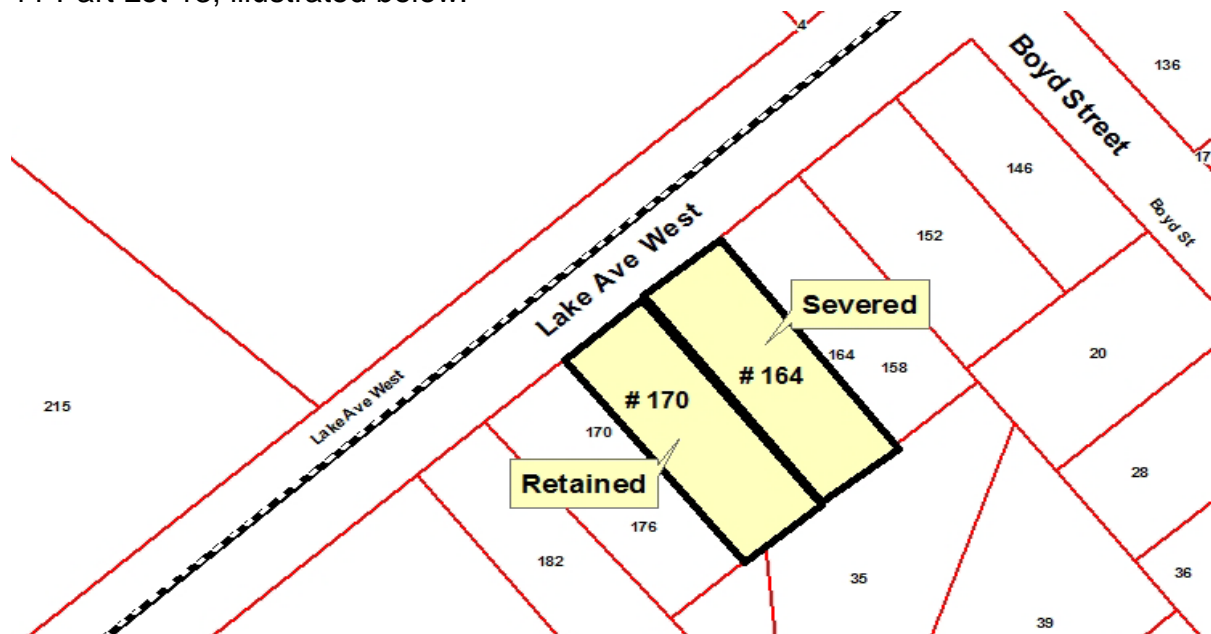
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## **128350 Continued**

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### **COMMITTEE DECISION**

## **COMMUNICATION 128351**

Received from        Greater Peterborough Chamber of Commerce  
Addressed to        Town of Carleton Place  
Date                    July 21<sup>st</sup>, 2017  
Topic                  Update on VIA Rail's High Frequency Train Project

### **SUMMARY**

Group is seeking support for VIA Rail's High Frequency Train Project which spans the busiest corridor in Canada from Windsor to Quebec, and has a specified route from Toronto through Peterborough to Ottawa with continued service to Montreal and Quebec City.

### **STAFF RECOMMENDATION**

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**128351 Continued**

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**COMMITTEE DECISION**

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Date	August 30 <sup>th</sup> , 2017
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**AGENDA**

27-06-17-2 litigation of potential litigation, including matters before administrative tribunals, affecting the municipality or local board – General Nature – MacArthur Island

**COMMITTEE DECISION**



### Planning Application/Stats for 2017

<u>2017</u>	<u>Pre-consultation</u>	<u>PLC</u>	<u>SUB</u>	<u>Consent</u>	<u>DP1</u>	<u>DP1a</u>	<u>DP2</u>	<u>DP3</u>	<u>DP4</u>	<u>DP Agreement Amendment</u>	<u>OPA</u>	<u>DPA</u>	<u>Monthly Totals</u>
January	5			1			1						7
February	11	2			1							1	15
March	17	3		1	1		2						24
April	8	2			4	1	1						16
May	11	1		1	2	2		3					20
June	9		1		7		1	1					19
July	8	3		3	4	1	1						20
August	10	3		1	1	1		1					17
September													0
October													0
November													0
December													0
<b><u>YTD Totals</u></b>	79	14	1	7	20	5	6	5	0	0	0	1	<b><u>138</u></b>
<b><u>2016 Totals</u></b>	55	7	0	15	20	10	2	1	2	0	1	3	<b><u>118</u></b>
<b><u>2015 Totals</u></b>	50	10	2	9	9	8	7	1	0	1	1	3	<b><u>101</u></b>
<b><u>2014 Totals</u></b>	20	10	1	6	4	N/A	6	0	N/A	0	1	1	<b><u>49</u></b>